



2645 15 Avenue Calgary Alberta

\$439,000

Investor Alert!!!! Don't miss this excellent investment opportunity! This revenue-generating property features a LEGAL basement suite and is ideally situated just minutes from downtown, with easy access to Deerfoot Trail and surrounded by numerous parks. Main floor Unit offers 2 bedrooms, 4 pc bath, living room, kitchen and dining area and basement unit has one bedroom 3 pc bath, kitchen and living room. Main floor unit rent is \$1800/monthly and basement \$1500/monthly. NO RPR will be provided. Centrally Located | Minutes to Downtown | Strong Rental Income (id:6769)

Laundry room 10.67 Ft x 4.50 Ft

Bedroom 10.92 Ft x 8.00 Ft

Other 10.92 Ft x 7.92 Ft

Bedroom 10.92 Ft x 11.08 Ft

3pc Bathroom 7.58 Ft x 7.25 Ft

Living room 13.83 Ft x 11.50 Ft

Living room 11.67 Ft x 20.25 Ft

Kitchen 7.58 Ft x 8.42 Ft

Dining room 8.92 Ft x 7.00 Ft

4pc Bathroom 7.58 Ft x 7.00 Ft

Primary Bedroom 11.58 Ft x 11.08 Ft

Bedroom 11.58 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:
Premiere Realty Direct

<http://www.soldbybeatrix.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net